

58 Valley Pointe Way NW
Calgary, Alberta

MLS # A2294760



\$789,500

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Greenbelt, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV wall mounts

This meticulously cared for former show home is located in Valley Pointe Estates within the desirable golf course community of Valley Ridge. Situated on a quiet child friendly street and BACKING ONTO A GREEN SPACE - this property is perfect for families. The open kitchen is beautiful and has an abundance of cabinetry and counter space, complemented by newer high-end appliances including an LG range, Samsung smart fridge and Bosch dishwasher. The kitchen is further enhanced by granite countertops, an island featuring built-in wine storage, roughed in for gas stove and a large walk-in pantry, making it ideal for both meal preparation and entertaining. Adjacent to the kitchen, the spacious eating area has a garden door that leads out to a tiered deck. Here, you can unwind under a cozy pergola and enjoy the privacy of a fully fenced backyard, perfect for outdoor gatherings, play, and relaxation. Upstairs features three great sized bedrooms and a spacious bonus room with VAULTED CEILINGS, lots of windows and a built-in office space. The king sized primary bedroom is approx. 14' x 14' and has a relaxing ensuite with a corner soaker tub and separate shower. This home also has a HEATED GARAGE, new roof in 2025, an irrigation system, 9' ceilings, a newer washer and dryer and central air. NOTHING TO DO BUT MOVE IN and enjoy quick easy access to schools, downtown, the mountains, The Farmer's Market and all conveniences.